



## **1 Quad Road, East Lane**

Wembley, HA9 7NE

### **Secure Open-Plan Pitched-Roof Warehouse Unit - To Let**

**767 sq ft**

(71.26 sq m)

- Open plan warehouse
- Secure gated estate with 24-hour access and security
- 6.2m Floor to ceiling height
- 3 Phase power
- Close proximity to A40/A406
- Dedicated loading bay & electric roller shuttry

# 1 Quad Road, East Lane, Wembley, HA9 7NE

## Summary

Available Size	767 sq ft
Rent	£23,016 per annum
Rates Payable	£6,048 per annum
Rateable Value	£14,000
Service Charge	£1,308 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

## Description

Unit 1 Quad Road presents a functional & purpose-built industrial space, designed to support operational efficiency.

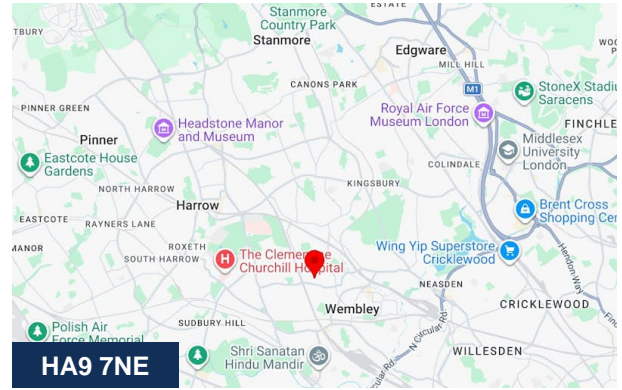
The layout offers a clear-span warehouse with generous internal height, an electric roller shutter opening onto a dedicated loading bay, and a separate pedestrian entrance.

## Location

Located a short distance from Wembley Stadium, this area benefits from excellent transport connectivity. North Wembley Station, just a five-minute walk away, provides convenient access to National Rail, Overground, and Underground services. For those travelling by car, the location is easily accessible via major motorways, including the M25, M1, and M40. The area also benefits from its nearby retailers, outlook stores, Wembley stadium and its vast selection of restaurants and bars.

## AML Requirements

To comply with the Money Laundering Regulations 2017, we are legally required to verify the identity of all parties to a transaction. Prospective purchasers/tenants must provide satisfactory identification documents and information regarding the source of funds. These checks will be carried out by an independent party before any agreement is formally entered into. The tenant or purchaser will be responsible for these costs.



## Viewing & Further Information



**Daniel Moriarty**

020 8429 9009 | 07907 703 640

daniel@davidcharles.co.uk



**Tom O'Malley**

020 8429 9005 | 07522 700 508

tom@davidcharles.co.uk

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